

SITE LOCATION: 7630 Glenvista Street**AGENDA ITEM:** II.aa**HISTORIC DISTRICT:** Glenbrook Valley**HPO File No.** 140228**Owner:** Grace Farago**Applicant:** Same**Date Application Accepted:** 1/27/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 25, Block 38, Glenbrook Valley Section 7 Subdivision, City of Houston, Harris County, Texas. The site includes a one-story, 1,775 square foot residence situated on an 8,760 square foot.

TYPE OF APPROVAL REQUESTED: Alteration – Garage door replacement to a non-contributing residence.

The applicant proposes to replace two existing wood garage doors on a rear detached non-classified garage with two new aluminum garage doors of similar dimensions and design. A side door will also be replaced.

Project Details – Garage Doors:

- The existing garage features a pair of wood paneled and divided light garage doors. The applicant states that the doors are over 50 years old and have rotted.
- The proposed garage doors will match the dimensions of the existing opening but will be a pair of paneled aluminum doors with a similar look.
- See photos for more detail.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Glenbrook Valley Historic District. At the time of the district survey, the 1-story Traditional Ranch-style residence constructed circa 1965, was classified as 'Non-Contributing' to the district.

The Glenbrook Valley Historic District was developed between 1953 and 1962 and is comprised of thirteen sections with a total of 1,254 homes. Glenbrook Valley was designed as a cohesive, planned community that showcased the state-of-the-art in architecture and home innovation during this period. These innovations were displayed numerous times to the public, most notably in the 1954 and 1956 Parade of Homes tours. All of the original homes are cohesive in their architectural style, consisting primarily of American Ranch Style and Mid-Century Modern homes. Made possible by the first freeway in Texas (the Gulf Freeway), Glenbrook Valley reflected the optimism and expansion of Houston during this period. Over the next fifty-six years, Glenbrook Valley became well-known for its Christmas light displays, mid-century architecture, and famous residents. The Carrabbas, the Mandolas, Steve Tyrell, Paul Boesch, Mike Barajas, the Montalbanos, and many others called Glenbrook Valley home. Glenbrook Valley was designated as a historic district by Houston City Council in June 2011.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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PUBLIC COMMENT:

No public comment received.

APPROVAL CRITERIA

Sec. 33-241(c). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **NONCONTRIBUTING** structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance |
| | | | (2) | For an addition to a noncontributing structure: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) | The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (b) | The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) | The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure. |

STAFF RECOMMENDATION: Approval of the COA

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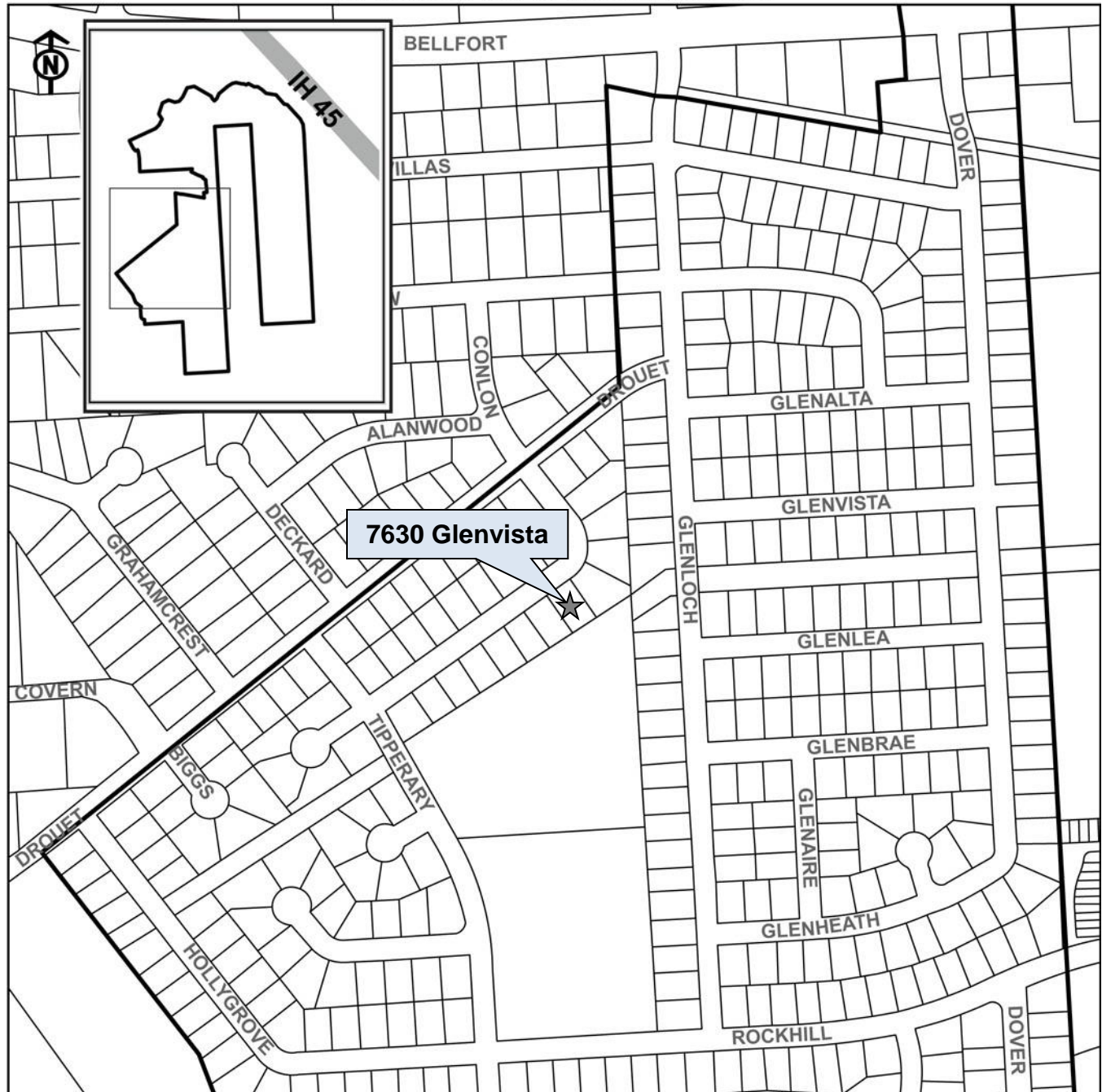
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Site Location Map

GLENBROOK VALLEY HISTORIC DISTRICT



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Photo from Historic District Inventory



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North Elevation (front facing Glenvista Street)

Existing



Proposed (style)



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